030.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,900 / 828,900
					USE VALUE:	828,900 / 828,900
					ASSESSED:	828,900 / 828,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		RALEIGH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRAVOTTA THOMAS J ETAL/ TRS
Owner 2:	BARON CRAVOTTA REVOCABLE TRU
Owner 3:	
Street 1:	10 RALEIGH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CRAVOTTA THOMAS J/ETAL -
Owner 2:	BARON SHERI A -
Street 1:	10 RALEIGH STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,965 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 2167 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5965.000	349,700		479,200	828,900
Total Card	0.137	349,700		479,200	828,900
Total Parcel	0.137	349,700		479,200	828,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.51 | /Parcel: 382.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 20694
GIS Ref:
GIS Ref:
Insp Date: 11/17/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,700	0	5,965.	479,200	828,900	828,900	Year End Roll	12/18/2019
2019	101	FV	265,900	0	5,965.	509,100	775,000	775,000	Year End Roll	1/3/2019
2018	101	FV	265,900	0	5,965.	371,300	637,200	637,200	Year End Roll	12/20/2017
2017	101	FV	265,900	0	5,965.	323,400	589,300	589,300	Year End Roll	1/3/2017
2016	101	FV	265,900	0	5,965.	275,500	541,400	541,400	Year End	1/4/2016
2015	101	FV	259,400	0	5,965.	269,500	528,900	528,900	Year End Roll	12/11/2014
2014	101	FV	259,400	0	5,965.	221,600	481,000	481,000	Year End Roll	12/16/2013
2013	101	FV	259,400	0	5,965.	210,800	470,200	470,200		12/13/2012

!2493!

PRINT

Date	Time
12/10/20	17:53:43

LAST REV

Date	Time
11/20/17	08:05:41
ekelly	

PAT ACCT. 2493

USER DEFINED

Prior Id # 1:	20694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAVOTTA THOMAS	1509-111		6/15/2017	Convenience	1	No	No		
PHILLA PATRICIA	1159-172		8/2/1996		234,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/15/2004	24	Redo Kit	13,750	C		G6	GR FY06	
9/9/1996	468		1,200					DECK

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	163	PATRIOT
1/19/2005	Permit Visit	BR	B Rossignol
2/23/2000	Mailer Sent		
2/23/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5965		Sq. Ft.	Site		0	80.	1.00	1									479,161						479,200	

Total AC/HA: 0.13694 | Total SF/SM: 5965 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 479,161 | Spl Credit | Total: 479,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23889506
Const Adj.:	1.00439954
Adj $ / SQ:	155.543
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429631
Depreciation:	79911
Depreciated Total:	349720

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

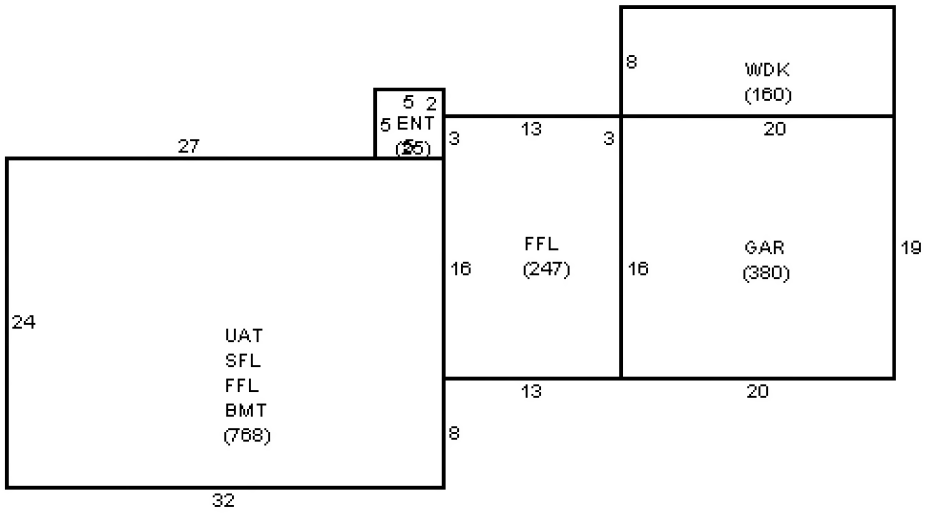
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	155.54
Special Features:	0	Val/Su Net:	105.71
Final Total:	349700	Val/Su SzAd	196.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,015	155.540	157,876
BMT	Basement	768	61.830	47,484
SFL	Second Floor	768	155.540	119,457
GAR	Garage	380	21.670	8,236
UAT	Upper Attic	192	62.220	11,946
WDK	Deck	160	12.300	1,969
ENT	ENTRY	25	26.520	663
	Net Sketched Area:	3,308	Total:	347,631
Size Ad	1783	Gross Are	3884	FinArea 2167

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: